

**CITY OF HIALEAH  
PLANNING AND ZONING BOARD SPECIAL MEETING  
2017 LAND USE AMENDMENTS TO THE COMPREHENSIVE PLAN  
January 25, 2017**

HIALEAH CITY HALL  
501 PALM AVENUE-3RD FLOOR

7:00 P.M.  
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD.**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

**1. Roll Call.**

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.**

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, FEBRUARY 14, 2017:**

- 2. Small Scale Amendment** from Low Density Residential to Medium Density Residential. Property Located at 2400 West 5<sup>th</sup> Way, Hialeah, Zoned R-2 (One and Two Family District)  
**Applicant: Cesar Mestre, Esq. on behalf of CSC Realty Management, LLC**
- 3. Small Scale Amendment** from Transportation and Utilities to Industrial. Property located at 401 West 20<sup>th</sup> Street, Hialeah, Zoned M-1 (Industrial District)  
**Applicant: Transoceanic Express Services/ ELREH Corporation**
- 4. Small Scale Amendment** from Low Density Residential to High Density Residential. Property Located at 421 East 7<sup>th</sup> Street, Hialeah, Zoned R-1 (One Family District)  
**Applicant: Primus Place, LLC c/o L. Michael Osman, Manager**
- 5. Small Scale Amendment** from Low Density Residential to High Density Residential. Property Located at 2070 East 6<sup>th</sup> Avenue, Hialeah, Zoned R-1 (One Family District)  
**Applicant: Ben Fernandez, Esq. on Behalf of Project 2070, LLC**

## **HIALEAH PLANNING AND ZONING BOARD MEETING- May 25<sup>th</sup>, 2016**

- 6. Small Scale Amendment** from Low Density Residential to High Density Residential.  
Property located at 545 West 24<sup>th</sup> Street, Hialeah, Zoned C-1 (Restricted Retail  
Commercial District)  
**Applicant: Gilberto Aguila**
- 7. TEXT AMENDMENT TO THE FUTURE LAND USE ELEMENT, HOUSING  
ELEMENT AND RECREATION AND OPEN SPACE ELEMENT OF ITS  
COMPREHENSIVE PLAN IN RELATION TO THE COMMERCIAL  
RECREATION LAND USE DESIGNATION. THE PROPOSED AMENDMENT  
WILL BE HEARD BY THE HIALEAH PLANNING AND ZONING BOARD,  
SITTING AS THE LOCAL PLANNING AGENCY, AS DEFINED BY CHAPTER  
163.3164(30), FLORIDA STATUTES.**

### **MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:**

- 8. Old Business.**
- 9. New Business.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.